



Public Notice

Applicant:
Little Mountain Country
Club

Date:
Published: Dec. 20, 2000
Expires: Jan. 19, 2001

**U.S. Army Corps
of Engineers**

In Reply Refer To:

Buffalo District CELRB-CO-R RE: 98-501-0011(1) Section: OH 404

**Application for Permit under Authority of
Section 404 of the Clean Water Act (33 U.S.C. 1344).**

Little Mountain Country Club, 7667 Hermitage Road, Concord, Ohio 44077, has applied for After-the-Fact authorization for the placement of fill material impacting approximately 0.48 acre of Federal jurisdictional wetlands, a 0.13 acre pond and approximately 1700 lineal feet of stream. The project is located at 7667 Hermitage Road, in Concord Township, Lake County, Ohio.

The golf course and housing development project consists of the following:

a) Development activities have caused the permanent filling of six wetland areas totaling approximately 0.48 acre, a 0.13 acre pond, and approximately 1700 lineal feet of stream. Substantial portions of the impacts were completed due to sediment and erosion control issues on the site. Due to the configuration of the property and construction of the golf course, homes and roadways, the referenced impacts were unavoidable.

b) As mitigation for unavoidable wetland impacts, a ratio of 3:1 was used. The compensation was based on 1.83 acres of mitigation for unavoidable wetland and pond losses. Lake Metroparks has indicated that it can accommodate approximately two acres of wetland restoration available at Penitentiary Glen. Additionally, as mitigation for the stream impacts, the applicant proposes a conservation easement approximately 300 feet wide along the eastern boundary of the property, consisting of approximately 23.37 acres of undeveloped land. This easement would include approximately 2,998 linear feet of Ellison Creek, 212 linear feet of an unnamed tributary to Ellison Creek, and 1.29 acres of wetlands. Little Mountain Country Club is presently negotiating with Swagelock, Inc., an adjacent property owner, to determine if they would be willing to place an additional easement along Ellison Creek on their property. Lake Metroparks has expressed interest in holding the conservation easement. In addition to the conservation easement, the applicant has restored approximately 178 linear feet of the drainageway in the central portion of the property.

The applicant's stated purpose is to develop the site for residential and recreational use, which includes an 18-hole golf course with a club house and an 81-lot residential subdivision.

Location and details of the above described work are shown on the attached maps and drawings.

Questions pertaining to the work described in this notice should be directed to Michael G. Kirst, who can be contacted by calling (716) 879-4304, or by e-mail at: michael.g.kirst@usace.army.mil

The following authorization(s) may be required for this project:

Water Quality Certification (or waiver thereof) from the Ohio Environmental Protection Agency.

There are no registered historic properties or properties listed as being eligible for inclusion in the National Register of Historic Places that will be affected by this project.

In addition, available evidence indicates that the proposed work will not affect a species proposed or designated by the U.S. Department of the Interior as threatened or endangered, nor will it affect the critical habitat of any such species.

This notice is promulgated in accordance with Title 33, Code of Federal Regulations, parts 320-330. Any interested party desiring to comment on the work described herein may do so by submitting their comments, in writing, so that they are received no later than 4:30 pm on the expiration date of this notice.

Comments should be sent to the U. S. Army Corps of Engineers, 1776 Niagara Street, Buffalo, New York 14207-3199, and should be marked to the attention of Michael G. Kirst, or by e-mail at: michael.g.kirst@usace.army.mil. A lack of response will be interpreted as meaning that there is no objection to the work as proposed.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. All written comments will be made a part of the administrative record. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

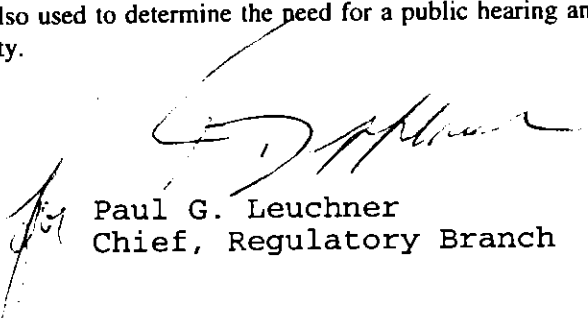
Any individual may request a public hearing by submitting their written request, stating the specific reasons for holding a hearing, in the same manner and time period as other comments.

Public hearings for the purposes of the Corps permit program will be held when the District Commander determines he can obtain additional information, not available in written comments, that will aid him in the decision making process for this application. A Corps hearing is not a source of information for the general public, nor a forum for the resolution of issues or conflicting points of view (witnesses are not sworn and cross examination is prohibited). Hearings will not be held to obtain information on issues unrelated to the work requiring a permit, such as property ownership, neighbor disputes, or the behavior or actions of the public or applicant on upland property not regulated by the Department of the Army. Information obtained from a public hearing is given no greater weight than that obtained from written comments. Therefore, you should not fail to make timely written comments because a hearing might be held.

The decision to approve or deny this permit request will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties,

water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

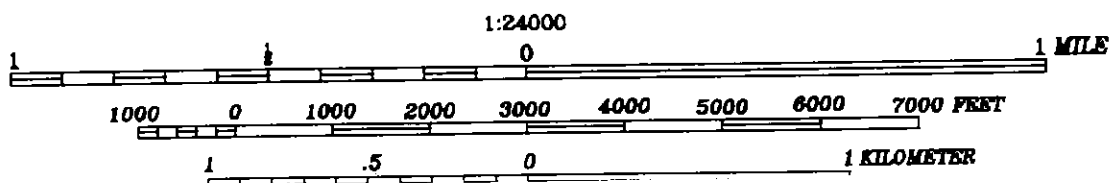
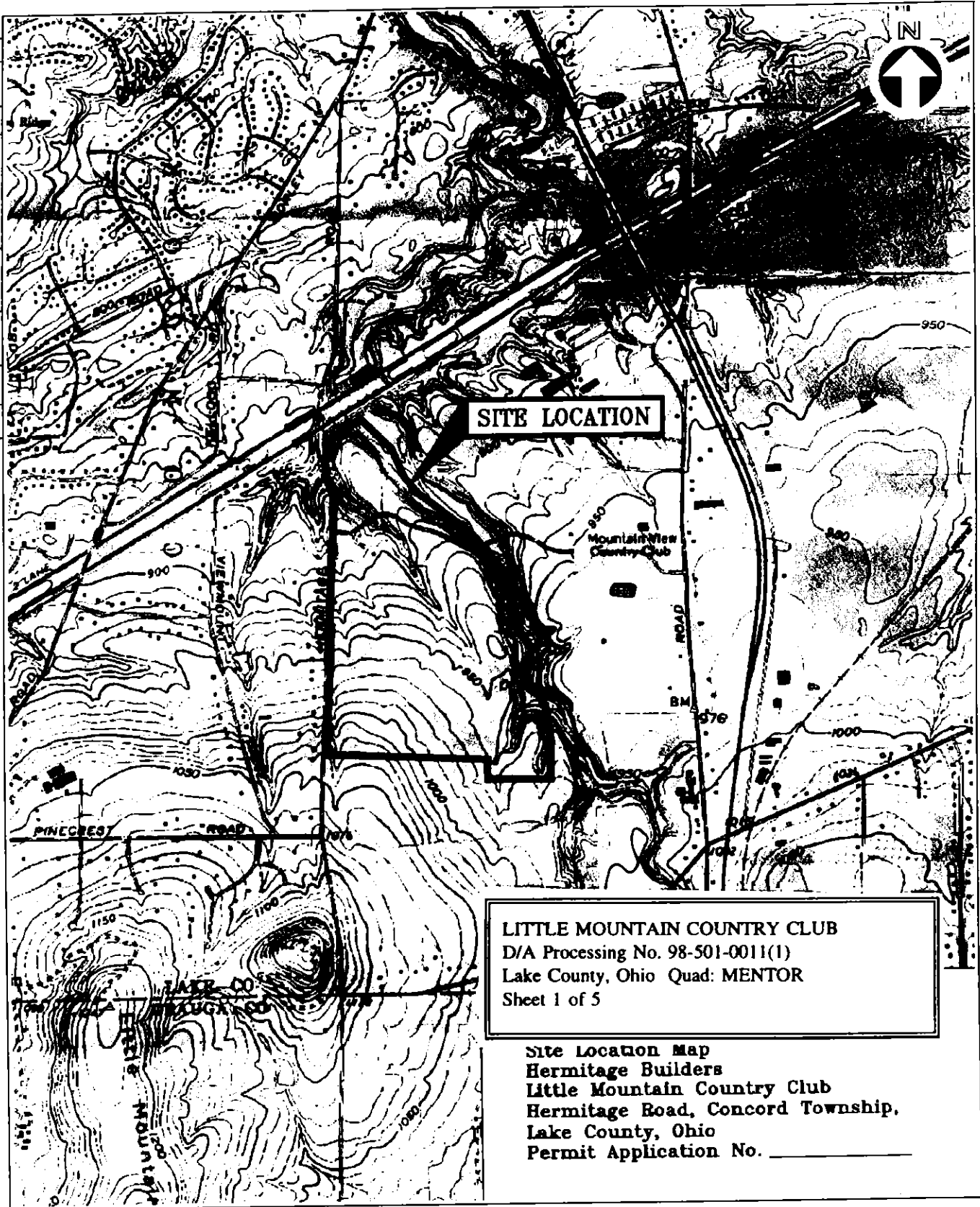


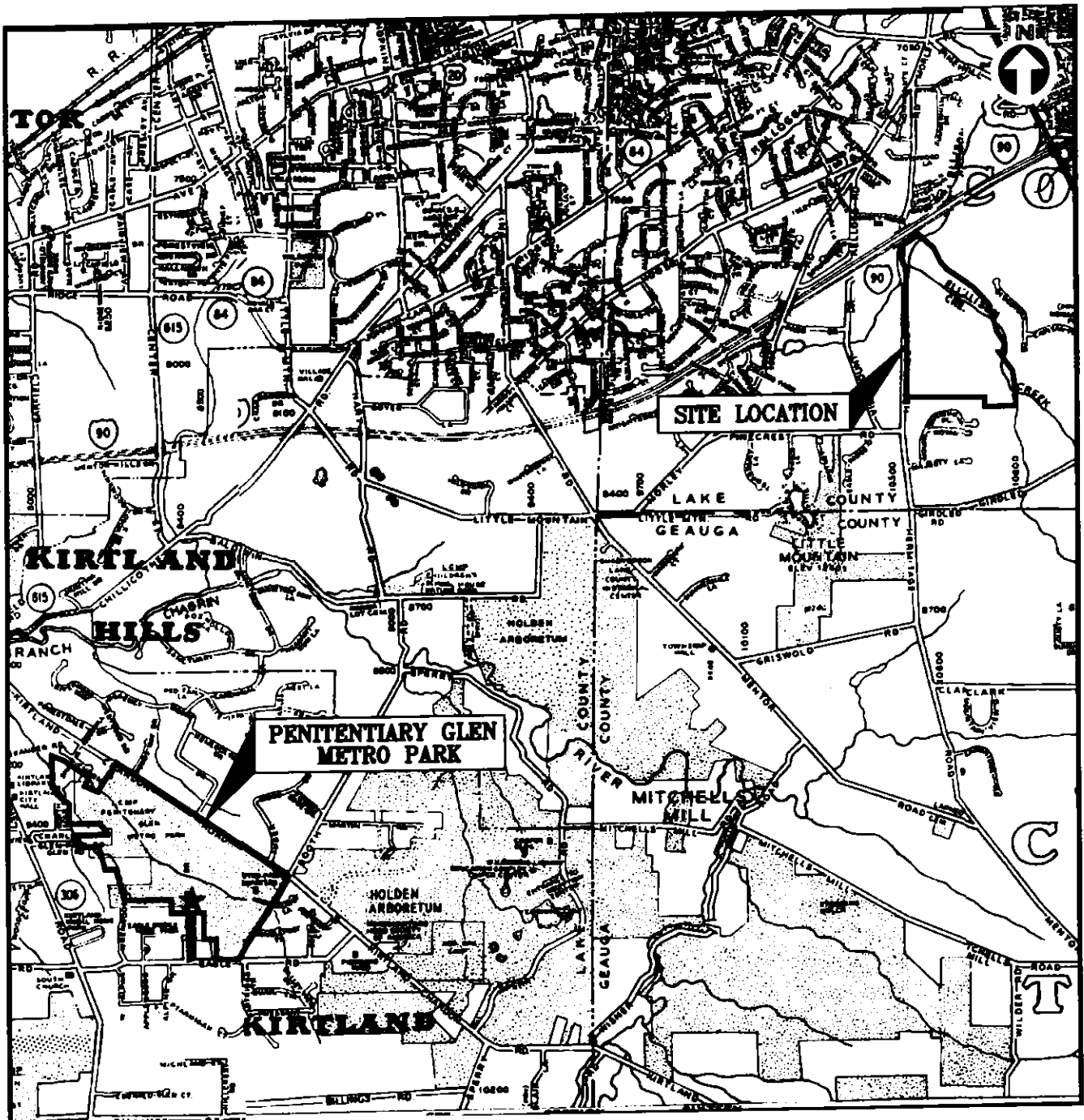
Paul G. Leuchner
Chief, Regulatory Branch

NOTICE TO POSTMASTER: It is requested that this notice be posted continuously and conspicuously for 30 days from the date of issuance.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

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LEGEND

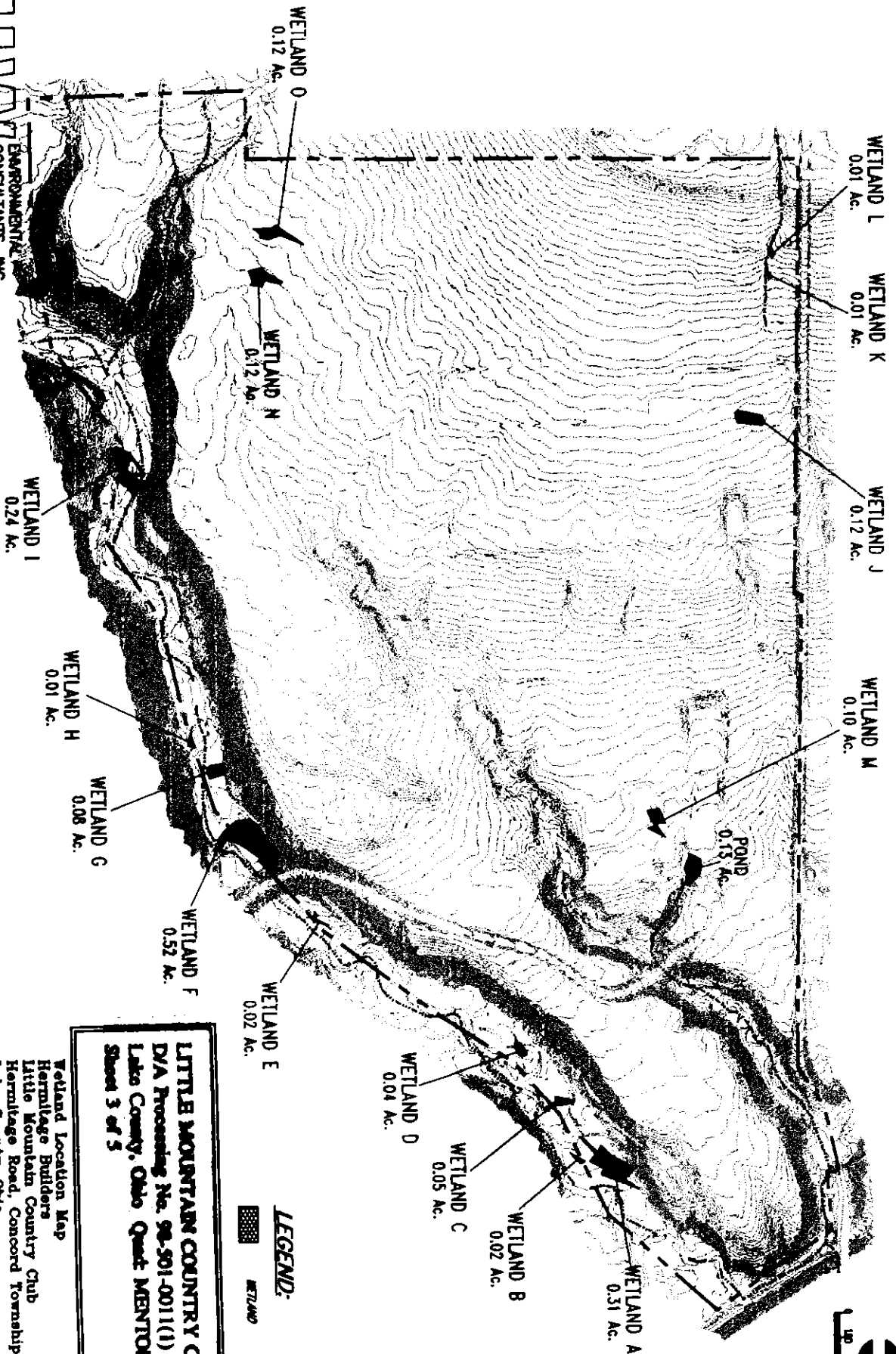
★ PROPOSED MITIGATION SITE PROJECT

LITTLE MOUNTAIN COUNTRY CLUB
D/A Processing No. 98-501-0011(1)
Lake County, Ohio Quad: MENTOR
Sheet 2 of 5

MAP SHOWING LOCATION OF PROJECT
IN RELATION TO THE PROPOSED MITIGATION SITE
LITTLE MOUNTAIN COUNTRY CLUB
LAKE COUNTY, OHIO



ENVIRONMENTAL
CONSULTANTS, INC.
6105 Nether Rd. • Mentor, OH 44060
440-357-1200 • Fax 440-357-1510



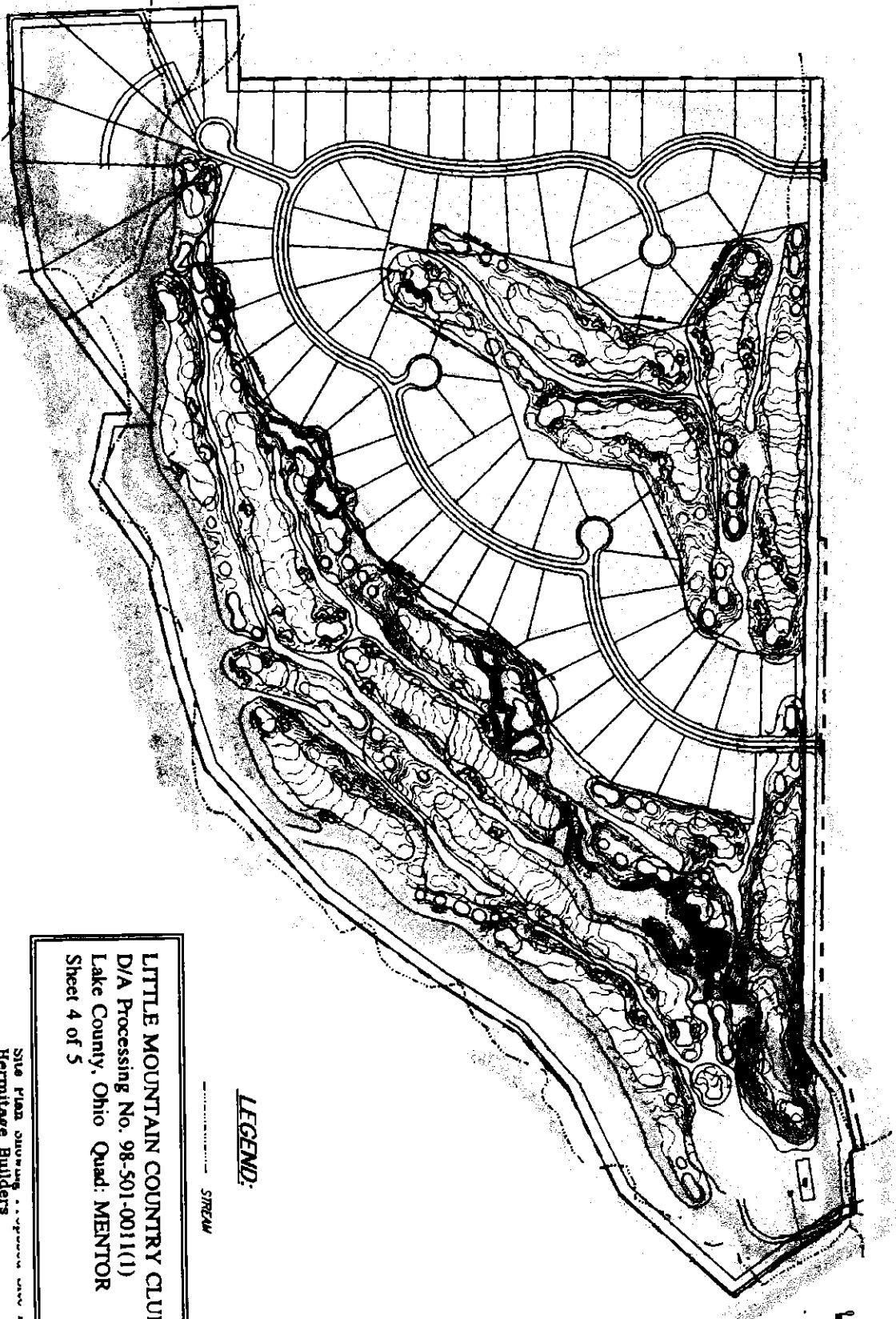
LEGEND:
WETLAND

LITTLE MOUNTAIN COUNTRY CLUB
DVA Processing No. 98-501-0011(1)
Lake County, Ohio Grant MENTOR
Sheet 3 of 5

Wetland Location Map
Heritage Builders
Little Mountain Country Club
Heritage Road, Concord Township,
Lake County, Ohio
Permit Application No. _____



ENVIRONMENTAL
CONSULTANTS, INC.
6105 Heislby Rd. • Mentor, OH 44060
440-357-1200 • Fax 440-357-1510



LEGEND:

— SMCMA

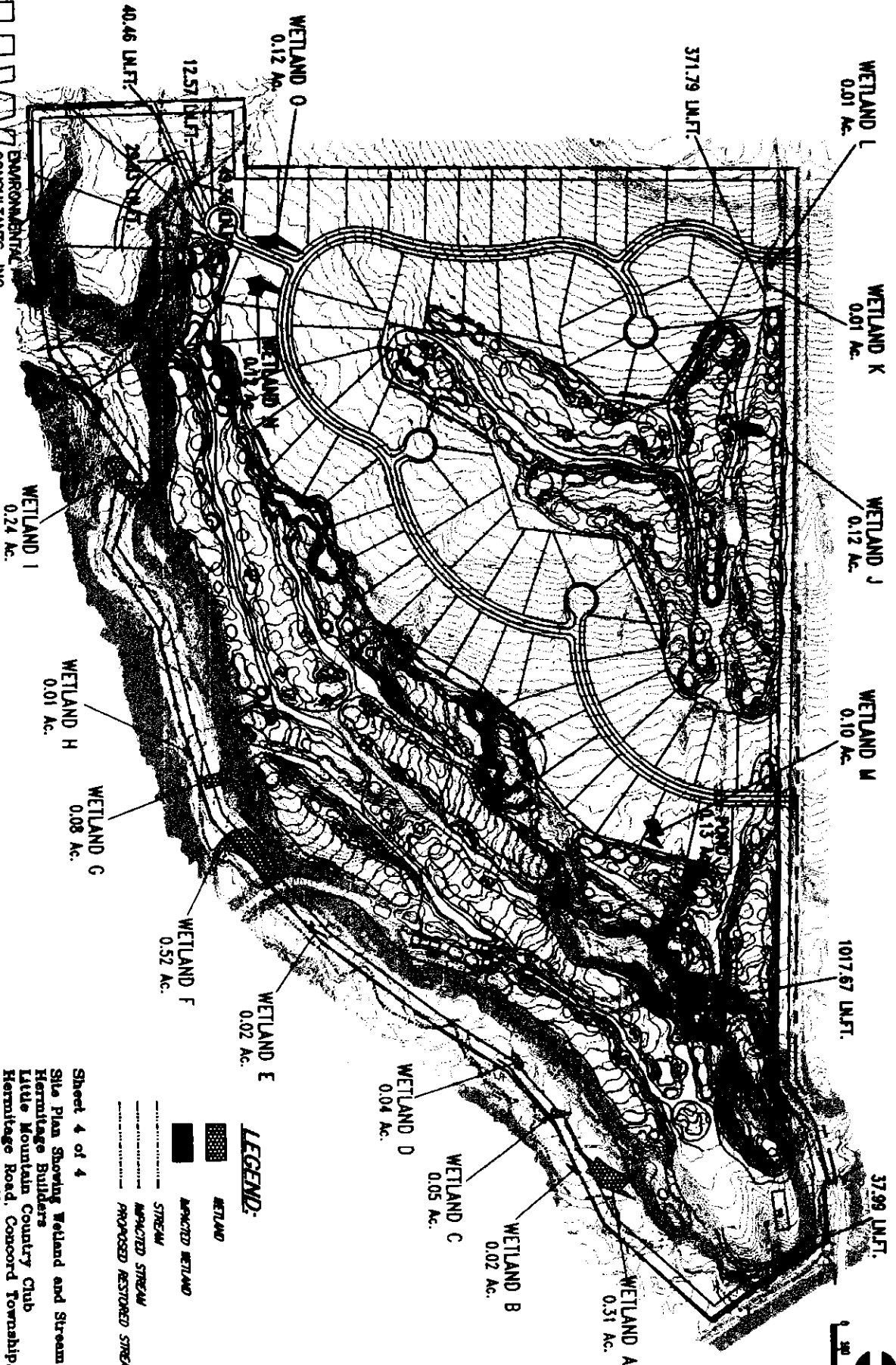
LITTLE MOUNTAIN COUNTRY CLUB
D/A Processing No. 98-501-0011(1)
Lake County, Ohio Quad: MENTOR
Sheet 4 of 5

Site Plan showing proposed new developments
Heritage Builders
Little Mountain Country Club
Heritage Road, Concord Township,
Lake County, Ohio
Permit Application No. _____



6100 Healey Rd. • Mentor, OH 44060
440-357-1280 • Fax 440-357-1510

ENVIRONMENTAL
CONSULTANTS, INC.



LEGEND:

- WETLAND
- IMPACTED WETLAND
- STREAM
- IMPACTED STREAM
- PROPOSED RESTORED STREAM

Sheet 4 of 4

Site Plan Showing Wetland and Stream Impacts
Heritage Builders
Little Mountain Country Club
Heritage Road, Concord Township,
Lake County, Ohio
Permit Application No. _____

LITTLE MOUNTAIN COUNTRY CLUB
D/A Processing No. 98-501-601K(1)
Lake County, Ohio
Quadrant MENTOR
Sheet 5 of 5